991: 00-1594

GOVDOC

BRA

George Niles

Ken English

August 19, 1968

GOVERNMENT CHATER INFORMATION

EOSTON REDEVELOPMENT AUTHORITY

BOSTON PUBLIC LIBRARY

The following is submitted in answer to your verbal request for information concerning the Government Center Project.

A. Total Gross Square Feet of Office Space:

1. Public

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.

2,996,900 sq. ft.

2. Private

2,778,500 sq. ft.

Total

5,775,400 sq. ft.

- B. Projected Assessed Valuation of Waxable Property to Be Built in Government Center:
 - 1. Estimated Assessed Valuation of Property in Place 7/1/68:

\$13,768,920

2. Estimated Assessed Valuation of Anticipated Construction to End of Project:

- \$14,218,380

Total .

\$27,987,300

- C. Actual New Additions to Tax Roles in the Government Center Project the Current Tax Year (From the Assessing Dept. Records)
 - 1. Total Additions to Assessed Valuation: \$8,826,100.00
 - 2. Total Tax Revenue for the Current Year: \$1,140,331.72

Attached are schedules with the above information designed to show the derivation of the figures.

KJE



981: 00-1594

GOVDOC

BRA 3144 George Niles

Ken English

August 19, 1968

GOVERNMENT CHAPTER INFORMATION

ROSTON REDEVELOPMENT AUTHORITY

BOSTON PUBLIC LIBRARY

The following is submitted in answer to your verbal request for information concerning the Government Center Project.

A. Total Gross Square Feet of Office Space:

1. Public

2. Private

2,996,900 sq. ft.

: 2,778,500 sq. ft.

Total

5,775,400 sq. ft.

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 - 1. Estimated Assessed Valuation of Property in Place 7/1/68:

\$13,768,920

2. Estimated Assessed Valuation of Anticipated Construction to End of Project:

\$14,218,380

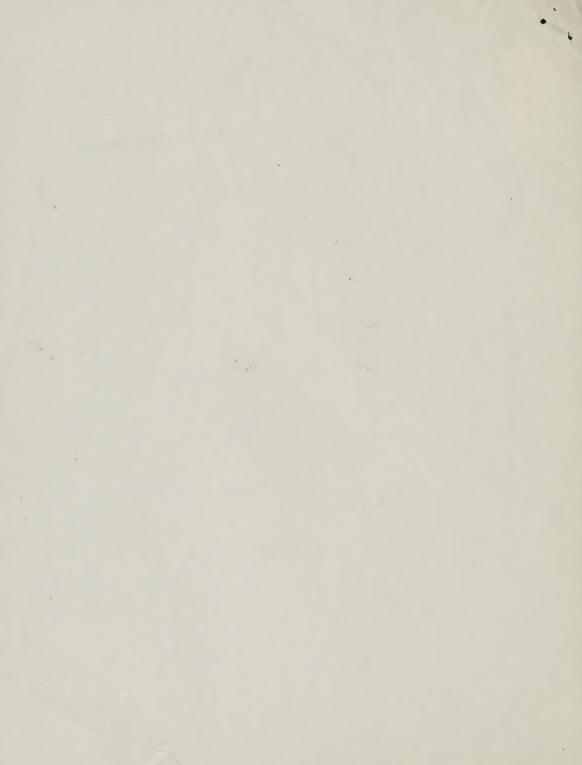
Total .

\$27,987,300

- C. Actual New Additions to Tax Roles in the Government Center Project the Current Tax Year (from the Assessing Dept. Records)
 - 1. Total Additions to Assessed Valuation: \$3,826,100.00
 - 2. Total Tax Revenue for the Current Year: \$1,140,331.72

Attached are schedules with the above information designed to show the derivation of the figures.

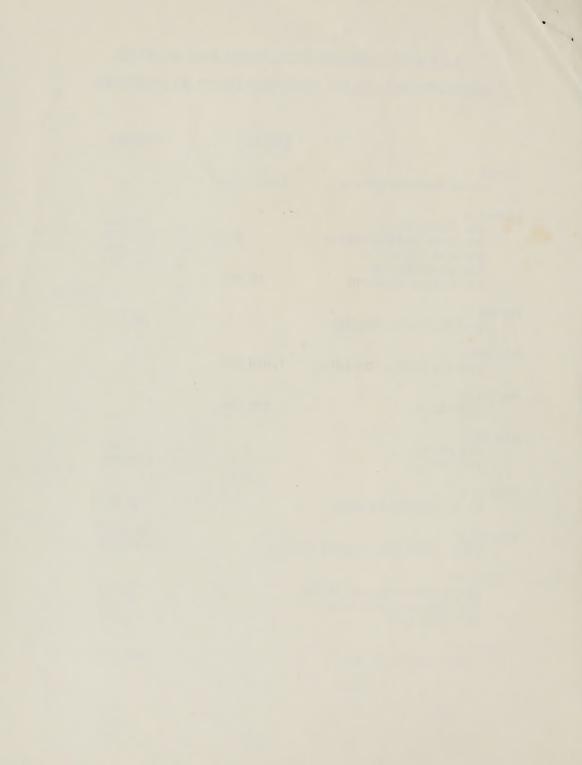
KJE



ESTIMATED TOTAL NEW CROSS SQUARE FRET OF OFFICE

SPACE AVAILABLE IN THE GOVERNMENT CENTER AT COMPLETION

				85
		Public	Private	85
P	arcel l			935
	State Service Center	1,453,000		. 3
P	arcel 2 2-B (Office) 2-E Post Office/Office 2-F & G WMAC-TV 2-H (Restaurant) 2-I Police Station)	\$5,000 ? 43,900 ~	95,000 V 15,000	595
·P	arcel 3		16	2,400
	Jewish Family Service		20,000	
P	arcel 5 Federal Office Building	1,000,000	00	00
P	arcel 6 City Hall	500,000	4.85	ins
P	arcel 7 7-1 Motel 7-2 Office	18 story 350,000	216,000 225,000 44 1,000	184,000
P	arcel 8 N. E. Merchants Bank	298,000		
	N. B. Merchants Bank	85	700,000	- all office
P	arcel 9 Wash. Mall Development Co	rp. 8525	150,000	
0.P	arcel 10	1285		42,500
	10A Sears Crescent Rehab. 10B Oriental Tea Shop 10C City Bank	510	50,000 - 3,500 - 60,000	
P	arcel 12 1-2-3 Center Plaza	13,243	750,000	510
	16,555	129	42,59	00
	117	10	717	



Public Parcel 13 50 State (Office) 260,000 Parcel 14 Faneuil Hall Sg. (Office) 30,000 6floors Parcel 15 Canal St. (Office) 7,500 TOTAL

2,996,900

2,778,500

PROJECTED ADDITIONS TO TAXABLE PROPERTY

GOVERNMENT CHUTER PROJECT

A. PRIVATE INVESTMENT MADE TO DATE (7/1/68):

		Total	% Complete	Total to Date	Remaining
1)	Boston Edison Rehab.	\$60,000	100%	\$ 60,000	
2)	One Center Plaza	7,000,000	tt .	7,000,000	
3)	Two Center Plaza	7,000,000	u .	7,000,000	
4)	Oriental Tea	100,000	88	100,000	
5)	N.E. Merchants Bank	22,000,000	11	22,000,000	
6)	City Bank	2,000,000	vt III	2,000,000	
7}	MNAC-IV	3,000,000	54%	1,620,000	\$1,380,000
8)	Post Office/Office	2,500,000	73%	1,825,000	675,000
9)	Three Center Plaza	7,000,000	17%	119,000	6,881,000
				\$41,724,000	\$8,936,000

Estimated Assessment (1/3) \$13,763,920

B. PRIVATE INVESTMENT ANTICIPATED

2)	Balance of above ' Parcel 2-B Parcel 7 - 1 & 2	\$8,936,000 4,000,000 500,000 15,000,000	
6) 7) 8)	Parcel 9 Parcel 10A Parcel 13 Parcel 14 Parcel 15	4,000,000 6 m 1,500,000 8,000,000 1,000,000 150,000	llien
•	Estimated Assessment (1/3) \$14,218,380	\$43,086,000	
	\$27,937,300	\$84,810,000	

Total

ACTUAL NEW ADDITIONS TO TAX ROLES GOVERNMENT CENTER PROJECT - 1958

	Asses'cment		distribution quarter contraste annual activity and activity and	Tax Revenue	
Parcel 12	Area So. Pt.	Land	Bldg	<u> Total</u>	Zaz
2713 1 Center Plaza 2713-1 1 Center Plaza 2714 2 Center Plaza 2715 3 Center Plaza	36,720 8,573 25,032 20,245	\$653,800 80,600 500,600 200,300	\$640.700 79,900 474,400 204,700	160,500	125,970.00
Parcel 10B					
2895 Oriental Toa Parcal 180	1,010	20,000	6,000	26,000	3,359.20
2892 City Bonk	13,243	265,000	335,000	600,600	77,529.00
Parcel 8 3694 M.E. Merchants	22,994	800,000	4,200,000	5,000,000	645,000.00
Rossel 20 2624 Post Office	16,789	67,000	45,000	112,000	14,470.00
Parcel 2F & G				*	
2625 NWAC-TV	17,428	87,100	65,000	152,100	19,651.32
Parcel 3			•		
2630 Boston Edison	edo	and the second s	101,600	_ 101,000	13.049.20
rotals	-	\$2,674,400	6,151,700	8,825,100	1,140,331,72

